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Culland View, Crich £314,950

- THREE BEDROOM DETACHED HOUSE
- GOOD SIZE CORNER PLOT
- SOUGHT AFTER LOCATION
- NO UPWARD CHAIN
- VIEWING ESSENTIAL
- ENERGY RATING D



Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

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Green & May are delighted to offer to the market this modern three bedroom detached home being situated within this extremely sought after village. The accommodation briefly comprises: Entrance hall, guest cloakroom/WC, spacious lounge/dining room with feature fireplace and sliding patio doors opening onto the rear garden. The fitted kitchen has a range of wall and base units, built in eye level oven and electric hob. The utility room has a wall mounted gas central heating boiler, stainless steel sink and plumbing for automatic washing machine. To the first floor there are three bedrooms with fitted furniture and a shower room. The property is situated on a corner plot with a driveway which provides ample car parking and would be suitable for caravan/motor home storage. The garden has been designed for ease of maintenance, however the borders still provide an abundance of colour with seating and graveled areas. The property is being sold with no upward chain and we would defiantly recommend viewing this delightful property as soon as possible to avoid disappointment.

Within the popular village of Crich on the edge of the Derbyshire Dales there is the famous Crich Stand which is a memorial to the fallen solders of the Sherwood Foresters Regiment. The Tramway museum is also located within the village which is a popular tourist attraction. The village has local amenities and facilities to include supermarket, public houses, village hall church, infant and primary schools and fast food outlets.

Accommodation

Entrance Hall

With double glazed door to the front elevation, built in cupboard, central heating radiator and stair rising to the first floor accommodation.



Lounge / Dining room (22' 09" Max x 14' 11" Max) or (6.93m Max x 4.55m Max)

Narrowing to 9ft 11. This is spacious reception room with a feature fire place with marble effect hearth and backing and living flame coal effect fire, TV aerial connection point, dado rail coving to the ceiling, two central heating radiators and double glazed windows to the front and rear and a door to the kitchen.



Fitted Kitchen (10' 02" x 9' 01") or (3.10m x 2.77m)

With a range of wall and base units incorporating drawers, rolled edged counter tops and complementary tiling to the walls. There is an inset single drainer one and a quarter bowl stainless steel sink unit with mixer tap, appliance space, built in eye level oven and electric hob, central heating radiator, glazed door to the lounge/dining room and sliding double glazed patio doors to the rear garden.



Utility Room (8' 09" x 7' 09") or (2.67m x 2.36m)

With single drainer stainless steel sink unit with mixer tap, plumbing for automatic washing machine, appliance space, wall mounted gas central heating boiler, double glazed door to the side elevation and double glazed window overlooking the rear garden.

Cloakroom / W. C.

With two piece guest suite comprising: low level WC, wash hand basin, extractor fan and double glazed window to the side elevation.

Landing

With coving to the ceiling, double glazed window and access to the loft space.



Bedroom 1 (10' 10" x 9' 11") or (3.30m x 3.02m)

Plus wardrobes and into bed head recess. With a range of fitted furniture to include wardrobes, over head cupboards and bedside shelves and two bedside reading lights. There is coving to the ceiling, central heating radiator and a double glazed window.



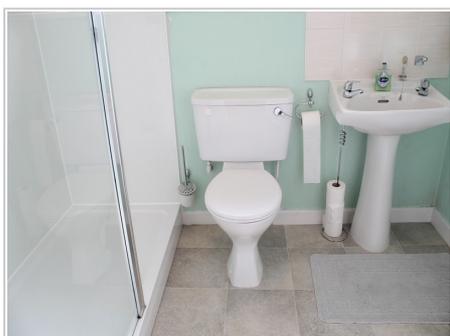
Bedroom 2 (8' 10" x 7' 11") or (2.69m x 2.41m)

With a range of fitted wardrobes with hanging rails and shelving, matching drawers, central heating radiator, coving to the ceiling and double glazed window to the rear elevation.



Bedroom 3 (8' 03" Max x 7' 10" Max) or (2.51m Max x 2.39m Max)

With double glazed window to the front elevation, central heating radiator and double glazed window to the front elevation.



Shower Room

With a white three piece suite comprising: double walk in tiled shower cubicle, pedestal wash hand basin, low level WC, tiled splash backs, shaver point, electric fan heater, heated towel rail and double glazed window to the rear elevation.

Garage (15' 09" x 8' 0") or (4.80m x 2.44m)

With roller shutter door, light, power and double glazed window to the side elevation.



Outside

The property is situated on a corner plot and has been designed with ease of maintenance in mind. There is ample car parking and space for a motor home or caravan. The property is bounded by a stone wall and the decorative borders are well stocked colourful plants and shrubs. To the rear of the property there is a paved patio and graveled areas.

Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:68

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D

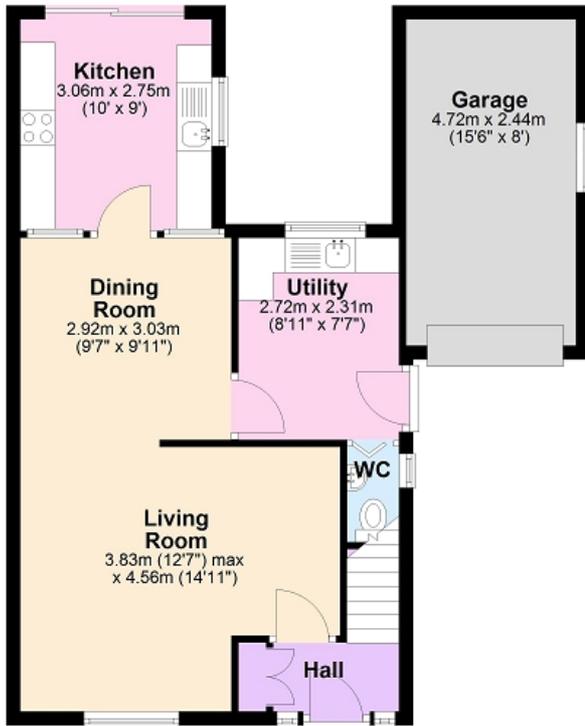
Directions

For Satellite Navigation the Post Code is DE4 5QA



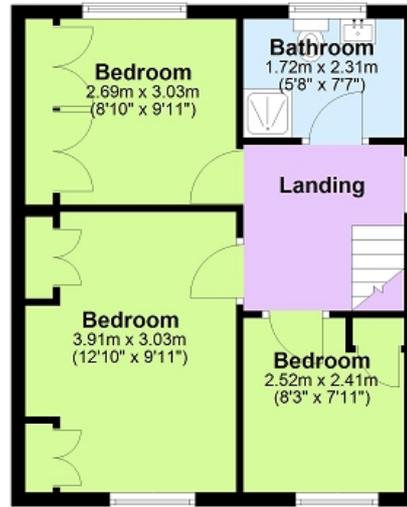
Ground Floor

Approx. 57.0 sq. metres (613.9 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.3 sq. feet)



Total area: approx. 93.8 sq. metres (1009.2 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.